

FirstCheck Property Report

12 Example Crescent, Sample Estate, Western Cape

PROPERTY DETAILS

FREEHOLD

📍 12 Example Crescent, Sample Estate, Western Cape
 SUBURB: SAMPLE ESTATE

LEGAL

ERF	1234
TOWNSHIP	SAMPLE TOWNSHIP
MUNICIPALITY	Sample Metro Municipality
PROVINCE	Western Cape
COORDINATES	-26.2041, 28.0473

[Google Maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

424 m2

LAND SIZE (CADASTRAL)

424 m2

LAST SALES PRICE

R 287 500

LAST SALES DATE

1998/02/26



OWNER DETAILS

NAME	ID	TITLE DEED NUMBER	MARITAL STATUS	SHARE
Owner 1	Id Redacted	T00001/2024	-	-

AUTOMATED VALUATION DETAILS

ESTIMATED VALUE OF YOUR PROPERTY

R 2 600 000

LOW

HIGH

An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. The confidence gauge indicates the probability that the estimated value is correct within 20% of the predicted value.

AUTOMATED VALUATION DETAILS

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 2 600 000	R 1 437	2023	2024/2025	RESIDENTIAL	RESIDENTIAL

PROPERTY AFFORDABILITY (PRE-CALCULATED)

What are the costs involved in purchasing the property?

How much would the once off fees of buying this property be?

ESTIMATED VALUE OF YOUR PROPERTY

R 2 600 000

Total bond registration costs R 4 308	Deeds Office Fee For Bond Registration R 227	Conveyancer's Fee - Bond Registration R 3 450	Registration Sundries, Postage & Petties R 113
	Bond VAT R 518		
Total property transfer costs R 23 621	Conveyancer's Transfer Fee R 4 744	Deeds Office Fee For Property Transfer R 227	Registration Sundries, Postage & Petties R 113
	Transfer Duty R 17 825	Transfer VAT R 712	
What are the estimated monthly costs once I own the property? R 4 376 p/m	Purchase Price R 287 500	Prime Interest Rate 10.5%	Loan Terms (Years) 20
	Bond Instalment R 2 870	Rates & Taxes R 1 437	Monthly Administration Fee R 69

WHAT HAPPENS IF I PAY EXTRA EVERY MONTH?

	NO ADDITIONAL PAYMENT	ADDITIONAL 5%	ADDITIONAL 10%	ADDITIONAL 15%
Additional Monthly Payment	R 0	R 144	R 287	R 431
Total Monthly Payment	R 2 870	R 3 014	R 3 157	R 3 301
Total Interest	R 401 382	R 335 170	R 289 941	R 256 561
Total Interest Saved	R 0	R 66 212	R 111 441	R 144 821
Loan Term (Months)	240	207	183	165
Loan Term (Years)	20	17.22	15.24	13.74
Months Saved	0	33	57	75
Total Loan Repayment	R 688 882	R 622 670	R 577 441	R 544 061

MARKET STOCK

3(100.00%)

FREEHOLDS



0(0.00%)

SECTIONAL TITLES



0(0.00%)

LAND



SUBURB DEMOGRAPHICS

MUNICIPALITY

Sample Metro
Municipality

PROVINCE

Western Cape

POSTAL CODE

0001

COMPARABLE ANALYSIS



12 Example Crescent, Sample Estate, Western Cape

ERF 1234, Sample Metro Municipality



N/A Estimated Area Under Roof



424 m2 ERF Size



0 Bedrooms



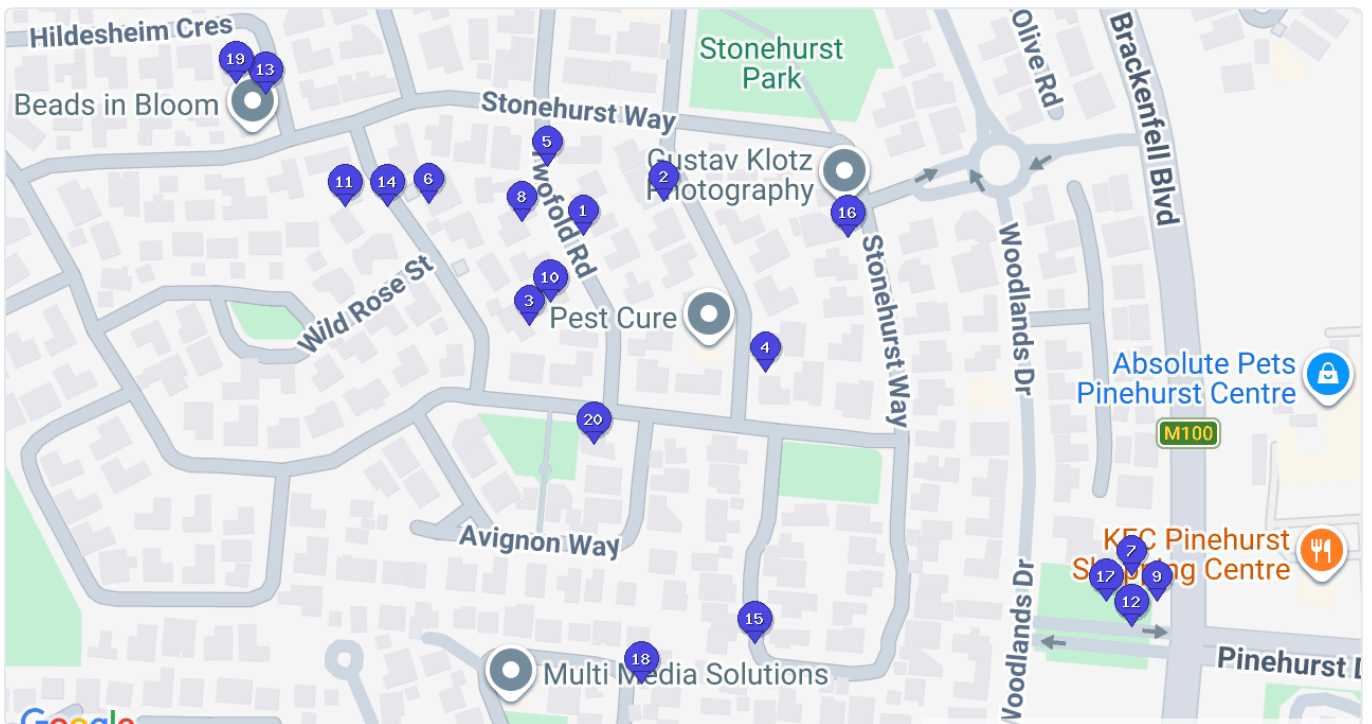
0 Bathrooms



0 Garages

AVERAGE SALES PRICE

R 3 087 730



ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1. 1 Example Lane Sample Estate	2200 0	28	2025/10/02	2025/08/01	364 m2 R 7 418/m2	N/A	R 2 700 000			
2. 2 Example Lane Sample Estate	2201 0	115	2026/01/30	2025/09/29	388 m2 R 11 856/m2	N/A	R 4 600 000	3	2	2
3. 3 Example Lane Sample Estate	2202 0	118	2025/05/09	2025/02/03	382 m2 R 7 068/m2	N/A	R 2 700 000	3	2	1
4. 4 Example Lane Sample Estate	2203 0	55	2025/01/15	2024/10/10	474 m2 R 5 696/m2	N/A	R 2 700 000	3	2	1
5. 5 Example Lane Sample Estate	2204 0	238	2025/09/12	2025/08/01	364 m2 R 9 478/m2	N/A	R 3 450 000	4		
6. 6 Example Lane Sample Estate	2205 0	448	2026/03/02	2025/12/16	339 m2 R 10 324/m2	N/A	R 3 500 000	3	2	1

ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
7. 7 Example Lane Sample Estate	2206 0	335	2025/11/17	2025/08/25	268 m2 R 8 881/m2	N/A	R 2 380 000	3	2	
8. 8 Example Lane Sample Estate	2207 0	409	1970/01/01	2026/02/25	242 m2 R 14 669/m2	N/A	R 3 550 000	3	1	1
9. 9 Example Lane Sample Estate	2208 0	429	2026/02/02	2025/09/22	311 m2 R 10 772/m2	N/A	R 3 350 000	3	2	2
10. 10 Example Lane Sample Estate	2209 0	77	2024/03/27	2023/11/20	390 m2 R 7 692/m2	N/A	R 3 000 000			
11. 11 Example Lane Sample Estate	2210 0	185	2024/07/31	2024/06/11	390 m2 R 8 974/m2	N/A	R 3 500 000	3		
12. 12 Example Lane Sample Estate	2211 0	430	2025/12/19	2025/10/05	245 m2 R 14 082/m2	N/A	R 3 450 000			
13. 13 Example Lane Sample Estate	2212 0	126	2024/02/01	2023/11/03	458 m2 R 6 332/m2	N/A	R 2 900 000	3		
14. 14 Example Lane Sample Estate	2213 0	72	2024/04/18	2024/01/09	364 m2 R 9 066/m2	N/A	R 3 300 000	3	2	1
15. 15 Example Lane Sample Estate	2214 0	748	2025/10/30	2025/08/12	495 m2 R 5 293/m2	N/A	R 2 620 000			
16. 16 Example Lane Sample Estate	2215 0	544	2025/09/19	2025/07/12	258 m2 R 9 457/m2	N/A	R 2 440 000			
17. 17 Example Lane Sample Estate	2216 0	367	2024/11/01	2024/08/28	434 m2 R 7 488/m2	N/A	R 3 250 000	3		
18. 18 Example Lane Sample Estate	2217 0	398	2025/09/18	2025/07/03	711 m2 R 4 923/m2	N/A	R 3 500 000	3	2	
19. 19 Example Lane Sample Estate	2218 0	111	2024/04/29	2024/02/28	358 m2 R 9 763/m2	N/A	R 3 495 000	3	2.5	1
20. 20 Example Lane Sample Estate	2219 0	210	2024/07/09	2024/03/16	305 m2 R 4 490/m2	N/A	R 1 369 594			

OFFER TO PURCHASE

TRANSFER HISTORY

1998	BUYER Purchaser 1	REC DATE 1998/04/07	PURCHASE DATE 1998/02/26
	SELLER Seller 1	TITLE DEED NO. T00001/2024	PURCHASE PRICE R 287 500

AGE OF OWNERS

PENSIONER: > 65

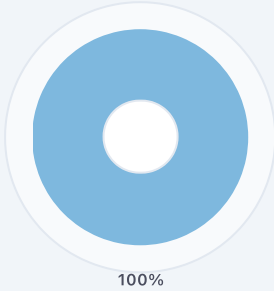
MATURE: 50 - 64

MIDDLE AGED: 36 - 49

YOUTH/ADULT: 18 - 35

APR 2025 - MAR 2026

Transfer History



APR 2025 - MAR 2026

Recent Buyers



APR 2025 - MAR 2026

Recent Sellers



PERIOD OF OWNERSHIP

APR 2025 - MAR 2026

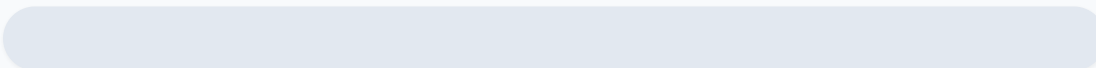
Existing Owners



- > 11 YEARS
- 8 - 10 YEARS
- 5 - 7 YEARS
- < 5 YEARS

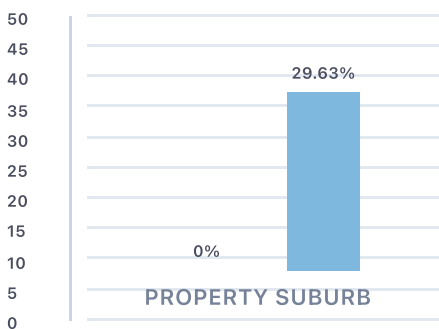
APR 2025 - MAR 2026

Recent Sellers

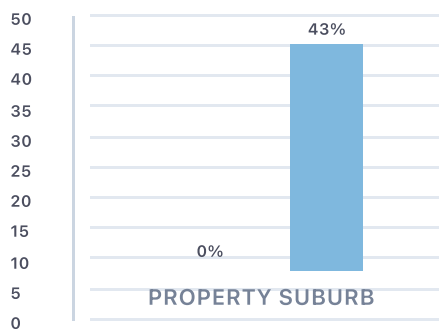


RETURN ON INVESTMENT

One Year Growth %



Five Year Growth %

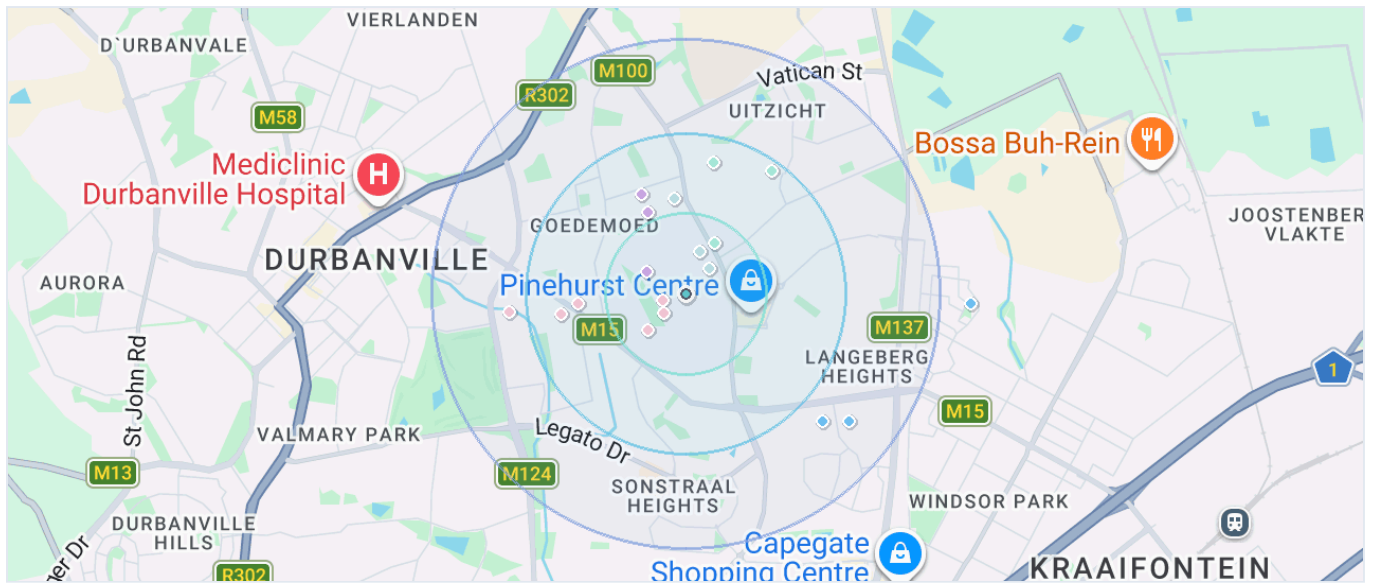


One year property value forecast

R 372 685

Nearby amenities and services support buyer demand and can help sustain stronger property values over time.

DRIVE TIMES



AMENITIES



Filling Station

- 0.54 km Filling Station 1
- 0.77 km Filling Station 2
- 0.77 km Filling Station 3



Police Station

- 0.97 km Police Station 1
- 2.52 km Police Station 2
- 2.88 km Police Station 3



Bus Station

No bus stations in the proximity



Shopping Centre

- 0.75 km Shopping Centre 1
- 0.84 km Shopping Centre 2
- 0.94 km Shopping Centre 3



Hospital / Clinic

- 1.01 km Hospital / Clinic 1
- 1.54 km Hospital / Clinic 2
- 1.54 km Hospital / Clinic 3



Education

- 0.12 km School 1
- 0.58 km School 2
- 0.60 km School 3

DISCLAIMER

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